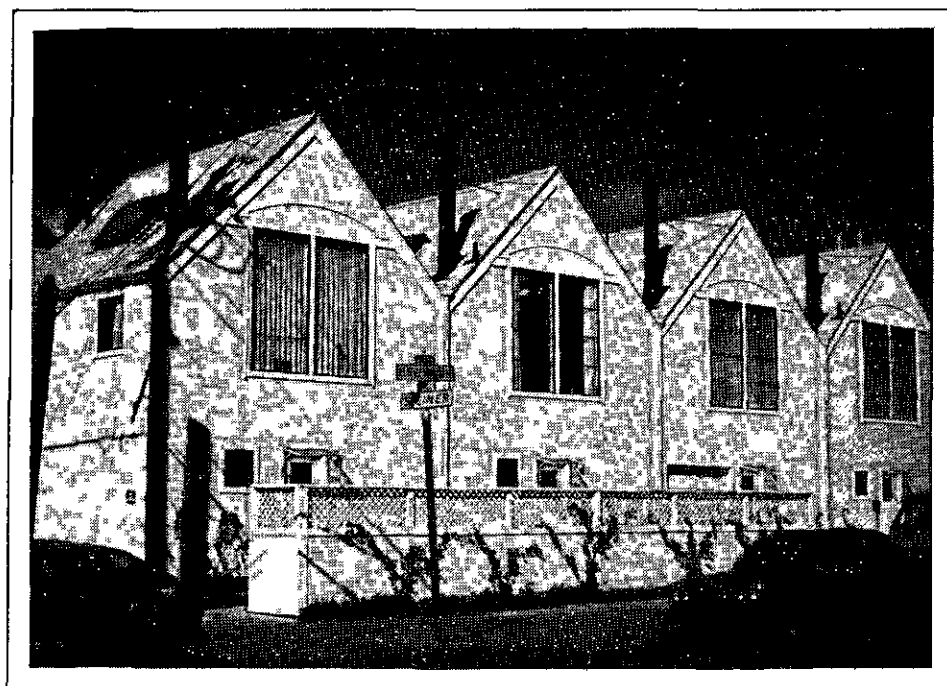


RUSA
P.b.

ENVI

// CHANGES IN THE SAN FRANCISCO
HOUSING INVENTORY
1983 and 1984 //



Hermann and Steiner Townhouses

Prepared by the [San Francisco Department of City Planning]

July 1985

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SUMMARY

1. New construction and demolition resulted in a citywide net increase of 1,167 residential units in 1983, and 711 residential units in 1984.
2. There was a dramatic increase of 1400 units certified complete in 1983. The greatest increase occurred in large condominium projects with 100 units or more.
3. Housing completions were at a more moderate level in 1984 with 790 units certified complete.
4. All available information indicates that San Francisco is facing a notable increase in housing production compared to the slump in housing production from 1980 to 1982. The number of housing units authorized for construction in 1984 increased for the first time since 1980. This is an indicator that housing production increases will be sustained through 1985.
5. A large share of the housing units completed in 1983 and 1984 were produced in San Francisco Redevelopment Areas (SFRA) or with the assistance of the Mayor's Office of Housing and Economic Development (MOHED). In 1983, 61% of the 1400 units certified complete were in San Francisco Redevelopment Areas, and in 1984 41% of the 790 units certified complete were in SFRA or assisted by MOHED.
6. The areas with the most new housing units in 1983 and 1984 were in San Francisco Redevelopment Areas along Fillmore Street, Opera Plaza, and South Bayshore Area. Other areas with a substantial increase in residential units were the Richmond and the Northeast districts.
7. Demolitions accounted for a reduction of 233 units in 1983 and 43 units in 1984. All housing demolitions occurred as a result of private sector activity, with much of the demolition occurring in the Richmond and areas near the Downtown district.

I. INTRODUCTION

The Housing Information Series published by the Department of City Planning since 1967 analyzes the annual changes to San Francisco's housing stock resulting from the construction and demolition of housing units. The series describes annual trends for housing units authorized for construction by permits issued, housing units constructed and certified complete, housing units demolished, and the net change to the housing stock.

As in previous years, the Housing Information Series provides a consistent format for housing data. This is the 16th report of the series and it covers a two year period: 1983 and 1984. The report's data base has been expanded to include new information on housing units completed by non-profit development corporations, and the addition of a new table showing the number of bedrooms in new condominium projects. Table 11 has been deleted because there were no demolitions of hotels in 1983 and 1984.

This year's Housing Information Series (HIS) benefits from the acquisition of a new Hewlett Packard #9836 computer system. A new more versatile program has been developed for data input, storage and retrieval with improved capabilities for trend analysis, and future computer graphics and mapping options. (See note on the Automation of the Report, Appendix E, page 76.)

The HIS report contains a summary analysis by citywide, district, and regional findings. The data is illustrated by tables, maps, and graphs. The Appendix contains a listing of census tracts with annual changes to the housing stock. This year's report has a joint summary for 1983 and 1984 in Part II, III, and IV; the data for each of these years are in Part V and VI of the report.

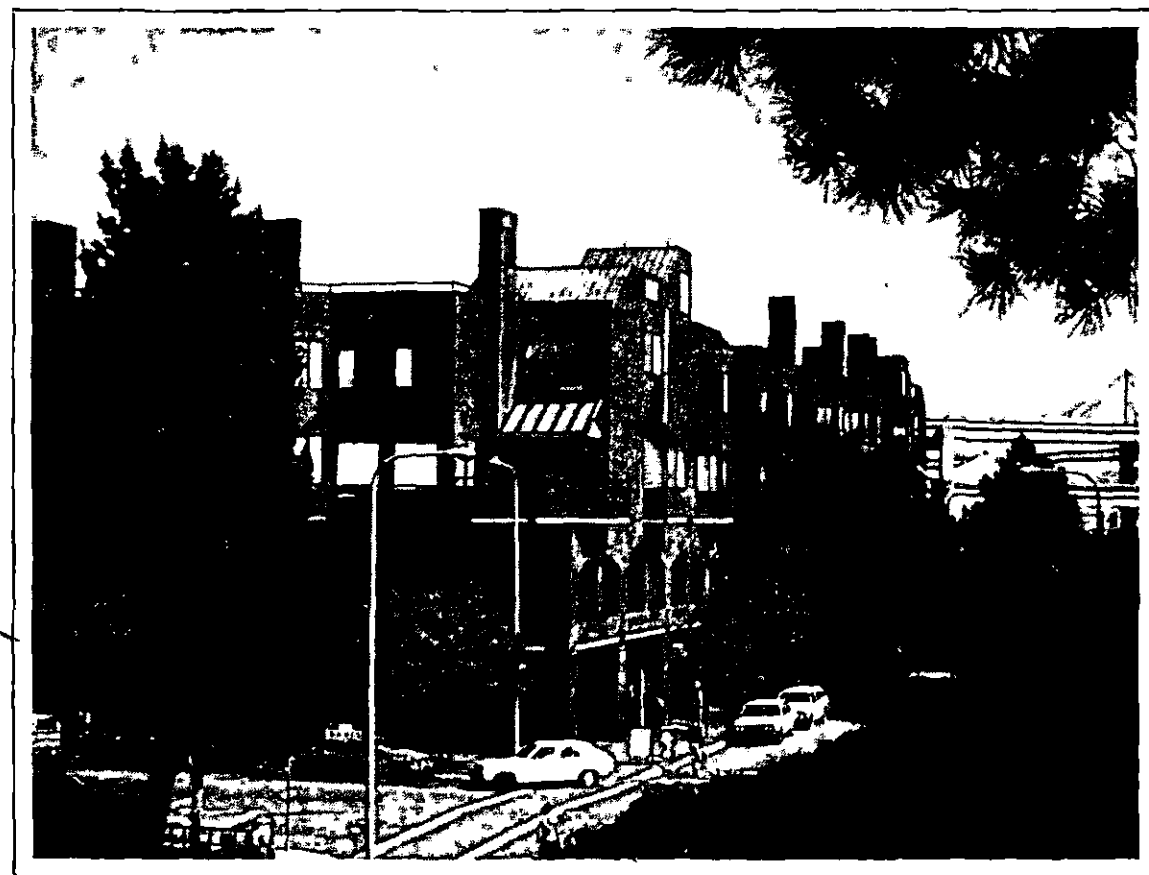
The citywide findings section of the report analyzes the housing trends, and the district finding section describes the annual gain or loss of housing units by city districts. Additions to the housing stock are described in terms of single and multifamily buildings, number of bedrooms, condominium or rental status, and construction by private sector, redevelopment, or non-profit development corporations.

Residential demolition is analyzed in terms of public and private sector activity, number of units per building, and demolitions of hotel buildings.

The regional findings section of the report has information on the 9 county Bay Area region, trends, and annual number of housing units authorized for construction, single and multifamily construction, and estimated housing construction costs.

Data information for the Housing Information Series is derived from a number of sources, including: (1) the Department of Public Works (DPW) Bureau of Building Inspection site inspection cards for units certified complete or demolished; (2) Department of City Planning permit application

data cards and land use inventory volumes; (3) DPW Central Permit Bureau permit records; (4) DPW Engineering and Condominium Subdivision Office records of condominium applications; (5) City Assessors maps of condominium subdivisions; (6) San Francisco Redevelopment Agency annual summary of residential activity; (7) Mayor's Office of Housing and Economic Development summary of housing projects completed; (8) Security Pacific California construction trends report on regional housing production; and (9) the U.S. Department of Commerce Bureau of the Census statistics.



Golden Gateway Commons -- 155 Condominiums

HOUSING UNIT TRENDS - 1970 TO 1984

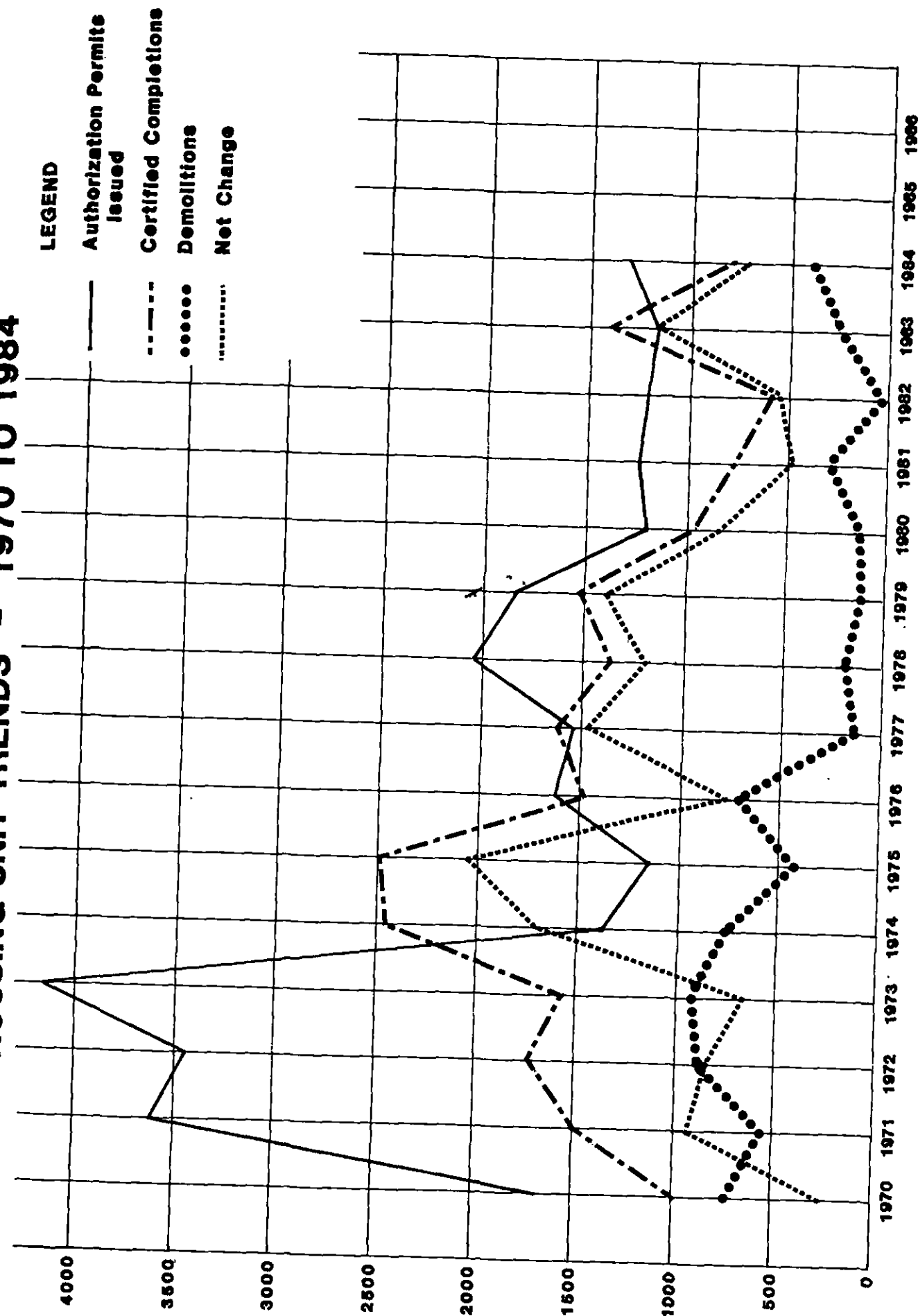


Figure 2: Housing Unit Trends Figures - 1970-1984

Years	Units Certified Complete	Annual Net Change	Housing Units Demolished	Units Authorized for Construction
1984	790	711	79	1,313
1983	1,400	1,167	233	1,167
1982	589	547	42	1,215
1981	780	492	288	1,242
1980	980	852	128	1,202
1979	1,516	1,402	114	1,833
1978	1,375	1,201	174	2,045
1977	1,616	1,480	136	1,536
1976	1,480	773	707	1,622
1975	2,495	2,056	439	1,142
1974	2,454	1,680	774	1,386
1973	1,578	653	925	4,150
1972	1,713	850	869	3,439
1971	1,497	940	557	3,614
1970	990	260	730	1,671

II. CITYWIDE FINDINGS



Villa Dorado - 55 Condominiums



Parkview Heights - 120 Single Family Units

A. UNITS CERTIFIED COMPLETE -- There was an increase from the previous two year period.

The number of residential units certified* complete was 1400 units in 1983 and 790 in 1984. This is a yearly average of 1,095 units over this two-year period, about 400 units more per year than the previous two-year period which averaged 684 units per year.

The chart on page 3 shows a downward trend from 1980 to 1982 followed by an upward trend in 1983 and 1984. This trend in residential construction reflects national recession and expansion economic trends during this period.

The high number of units certified complete in 1983 was due in part to the completion of a number of large housing projects with more than 100 units per project which were under construction in 1982. These projects include 450 units at Opera Plaza, 323 units at Hunters Point Northridge Cooperative, 125 units at the Foremost McKesson site on Guerrero and 16th Street, 100 units at the Ocean Beach condominium project, and 52 units at the Golden Gateway project at Davis Street. These projects alone account for 925 units from a total of 1,400 certified units completed in 1983.

In 1984 there were not as many large housing projects certified completed, although there was an increase in the construction of single family units with the completion of 75 units at the Wisconsin Street project. Other projects completed in 1984 with more than 20 units included 101 units of elderly housing at 1055 Fillmore Street, 84 Section 8 rental units at 720 La Playa, 46 units at 720 Gough Street, 31 units at 1255 California Street, 36 units at 1830 Fillmore Street, 28 units at 1440 Broadway, 35 units at 1353 Post Street, 21 units at 885 Franklin Street, and 21 units at 1425 Vallejo Street. These projects accounted for 478 units from a total of 790 units completed in 1984.

Together, 1983 and 1984 represent an increase over the total number of housing units completed in 1981 and 1982.

B. PERMITS ISSUED -- There was a small increase in 1984 over the 1980 to 1983 average.

The number of residential units authorized** by the Department of Public Works for construction increased by about 100 units to 1,313 in 1984 from an average of 1,200 units per year since 1980. In 1983, 1,167 housing units were authorized for construction. The slight increase in 1984 reflects a positive outlook for new construction in 1985 and 1986.

* Units certified complete are housing units which have obtained a certificate of completion from the Department of Public Works' Bureau of Building Inspection. These records do not include new housing construction which was not certified complete as of January 1984.

** Units authorized for construction are units which obtained building permits from the Department of Public Works' Central Permit Bureau.

The number of units authorized for construction has remained relatively stable at about 1,200 units per year from 1980 to 1984. This average is lower than the previous average of 1,750 units per year from 1976 to 1979.

As the chart on Figure 1 shows, there is a lag time of one to two years from when housing units are authorized for construction and when they are certified complete. An increase or decrease in the number of units authorized for construction is an indicator of future housing production.

C. PUBLIC SECTOR ACTIVITY -- The public sector played a major role in 1983 and 1984.

In 1983, 859 housing units were certified complete in San Francisco Redevelopment Areas. That is 61% of the 1,400 units certified completed that year. These projects included 450 units at Opera Plaza, 323 units at Hunters Point Northridge Cooperatives, and 52 units at the Golden Gateway project.

In 1982, the only major Housing Authority housing project certified complete was the 152 unit Mei Lun Yuen elderly and family rental project at 945 Sacramento.

In 1984, 158 housing units were certified complete in San Francisco Redevelopment Areas. That is 20% of the 790 units certified completed. These projects included 101 units of the Bethel Terrace elderly housing at 1055 Fillmore Street, 20 market rate condominiums at 1500 Steiner Street, and 52 condominiums in the Enville Project at 720 Gough Street.

An additional 163 units which were completed in 1984 with assistance from the Mayor's Office of Housing and Economic Development (MOHED). The price or rent of these units was reduced with the use of MOHED's 1982 Mortgage Revenue Bond Program, HUD Section 8 rental, Community Development Block Grant Site Acquisition Funds, or Office Housing Production Program in lieu fees. These projects include 70 single family units at the Wisconsin Street project, and 85 Section 8 rental units as part of the Ocean Beach Development. An additional 147 units were completed in 1982 at the Dolores Plaza condominiums. MOHED-assisted and SFRA housing accounted for 41% of the total number of units completed in 1984.

Average annual housing unit production by public action for the 1983-84 period was 695 units. This is an improvement from the previous average of 164 units during 1980 to 1982; from 1975 through 1979, the annual average was 424 units; this was preceded by an annual average of 1,081 units per year from 1972 to 1974.

D. CONDOMINIUM CONSTRUCTION -- The share of condominiums appears to be decreasing in 1984.

The share of condominium construction in 1983 was 65% (921 units) out of a total 1,400 units completed. In 1984, condominium construction accounted for 30% (243 units) out of a total of 790 units completed. A total of 1,164 condominiums were completed in 1983 and 1984. This was more than the previous

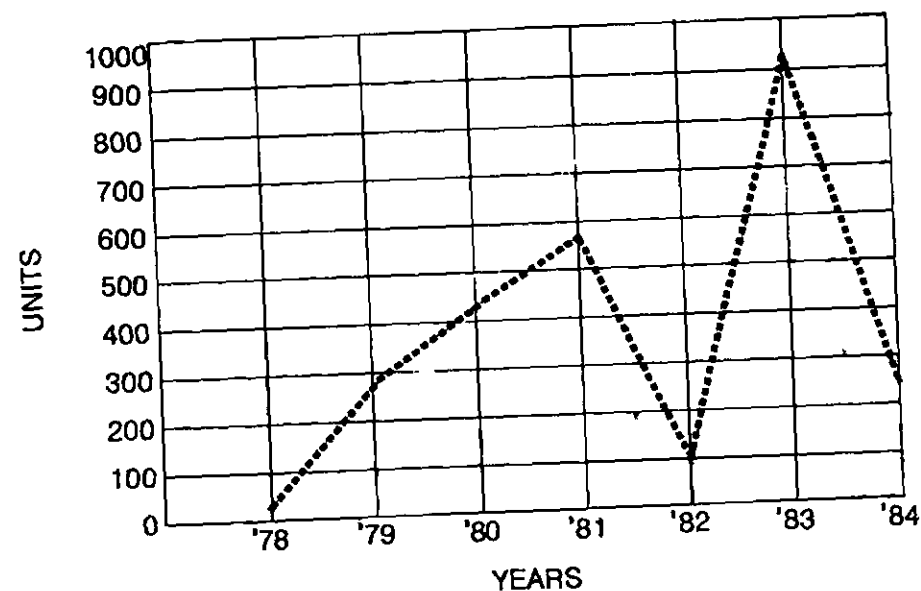
3 years total of 1,078, and shows a continuing annual high share of condominiums being built since 1980.

In 1984 a high percentage of publicly assisted rental projects and single family units were completed, including 101 units at SFRA's Bethel Terrace project, 85 units at the Ocean Beach Section 8 project, and the Parkview Heights single family project.

The total number of condominiums built yearly may be greater than accounted in the Annual Housing Inventory Report because not all the new multi unit buildings file for condominium subdivision in the same year that the project is completed. Sponsors may file for condominium subdivision after renting the units for one year or more. These units would not be counted as condominiums in the year they are certified complete.

The annual share of condominium construction has been: 2% in 1978, 18% in 1979, 43% in 1980, 72% in 1981, 15% in 1982, 65% in 1983, and 30% in 1984.

Figure 3: Condominium Construction Trends



E. SINGLE AND MULTI-UNIT CONSTRUCTION -- Multi-unit structures continue to dominate.

As in previous years, the majority of new housing in San Francisco is multi-unit building construction. Multi-unit buildings accounted for 93% of all units constructed in 1983, and 86% in 1984. Single family residential construction remained about 100 units in both 1983 and 1984. Large buildings with 20 units or more accounted for 50% of all the units completed in 1983, and 53% of the units completed in 1984. Medium density 5 to 19 unit buildings accounted for 32% in 1983, and 13% in 1984. Lower density 2 to 4 unit buildings accounted for 11% in 1983 and 18% in 1984. Single family units accounted for 6% in 1983 and 13% in 1984.

The completion of many single family units at the Parkview Heights project contributed to the relatively higher percentage of single family units in 1984.

F. UNITS BY BEDROOM COUNT -- The share of small units is increasing.

Residential units completed in 1983 contained 6 studios, 166 one bedroom units, 505 two bedroom units, 226 three bedroom units, and 103 four or more bedroom units. In 1984, completed residential units contained 12 studios, 312 one bedroom units, 269 two bedroom units, 135 three bedroom units, and 33 four or more bedroom units.

There was an overall increase in 1984 in the construction of one bedroom units as compared to two, three and four bedroom units. Table 16 ranks the 15 city districts by the size of the units built, ranging from studios to four or more bedrooms per unit.

G. DEMOLITION OF HOUSING -- Demolitions continue to average 150 units per year.

In 1983 and 1984 housing demolition averaged 157 units per year. This is about the same average of 165 units during 1981 and 1982. Demolitions have averaged about 150 units per year since 1977. Prior to 1977, housing demolitions averaged about 700 units per year.

Demolition of housing has fluctuated as follows: 128 units in 1980, 288 units in 1981, 42 units in 1982, 233 units in 1983, and 79 units in 1984.

Demolition by building type has also varied. Demolition of apartment buildings with 5 units or more increased in 1981 to 150 units, decreased to zero in 1982, climbed to 127 units in 1983, and decreased to 34 units in 1984. While the demolition of a few large apartment buildings may account for a high percentage of the units demolished in a given year, most residential demolition permits are for one and two unit buildings.

Demolitions in 1983 and 1984 accounted for a loss of 108 single family units, 42 units in buildings with 2 to 4 units, 20 units in buildings with 5 to 9 units, and 117 units in buildings with more than 10 units.

H. NET CHANGE TO THE HOUSING STOCK -- In two years (1983 and 1984) there was an addition of 1,878 units.

New construction minus demolitions provided a net addition of 1,167 residential units in 1983 and 711 in 1984 (Table 2). This amounted to an addition of 1,878 units to the housing stock during this 2 year period.

The San Francisco housing stock totaled 319,587 in 1984, with 34% single family, 11% 2 unit buildings, 11% 3 to 4 unit buildings, 11% 5 to 9 unit buildings, and 32% 10 or more unit buildings.

I. HOUSING INVENTORY ADJUSTMENT TO THE 1980 U.S. CENSUS -- There is a reduction of the City's total housing unit count due to the loss of residential hotel units and conversions over the decade.

The total housing stock figures for 1983 and 1984 in Table 2 were adjusted to the 1980 Census. The Housing Information Series is adjusted to the Census every decade. The 1980 census adjustment resulted in a reduction of about 6,000 units during the 10 year period from 1971 to 1980. The housing information report for 1980 had accounted for 322,185 units while the 1980 Census accounted for only 316,608. This difference is attributed in part to the loss of residential hotel units, and conversions to non-residential uses which are not accounted for in the Housing Information Series Reports, and statistical and accounting differences between the Housing Information Series and the U.S. Census figures.

An analysis of 1970 and 1980 Census show that about 3,320 units were lost in 1 room occupancy units most likely to be in residential hotels, and the balance were in 4 to 5 room occupancy units which are likely to have been converted to commercial use.

Figure 4: Citywide Housing Characteristics

Total Housing Units 1984* 319,584

Structure Type*

Single Family 34%
Two-Unit 11%
Three-Four Unit 11%
Five-Nine Unit 11%
Ten Unit or more 32%

Unit Size**

1-2 rooms 22%
3-4 rooms 36%
5 rooms 20%
6 or more rooms 21%

Tenure**

Owner-occupied 33%
Renter occupied 66%

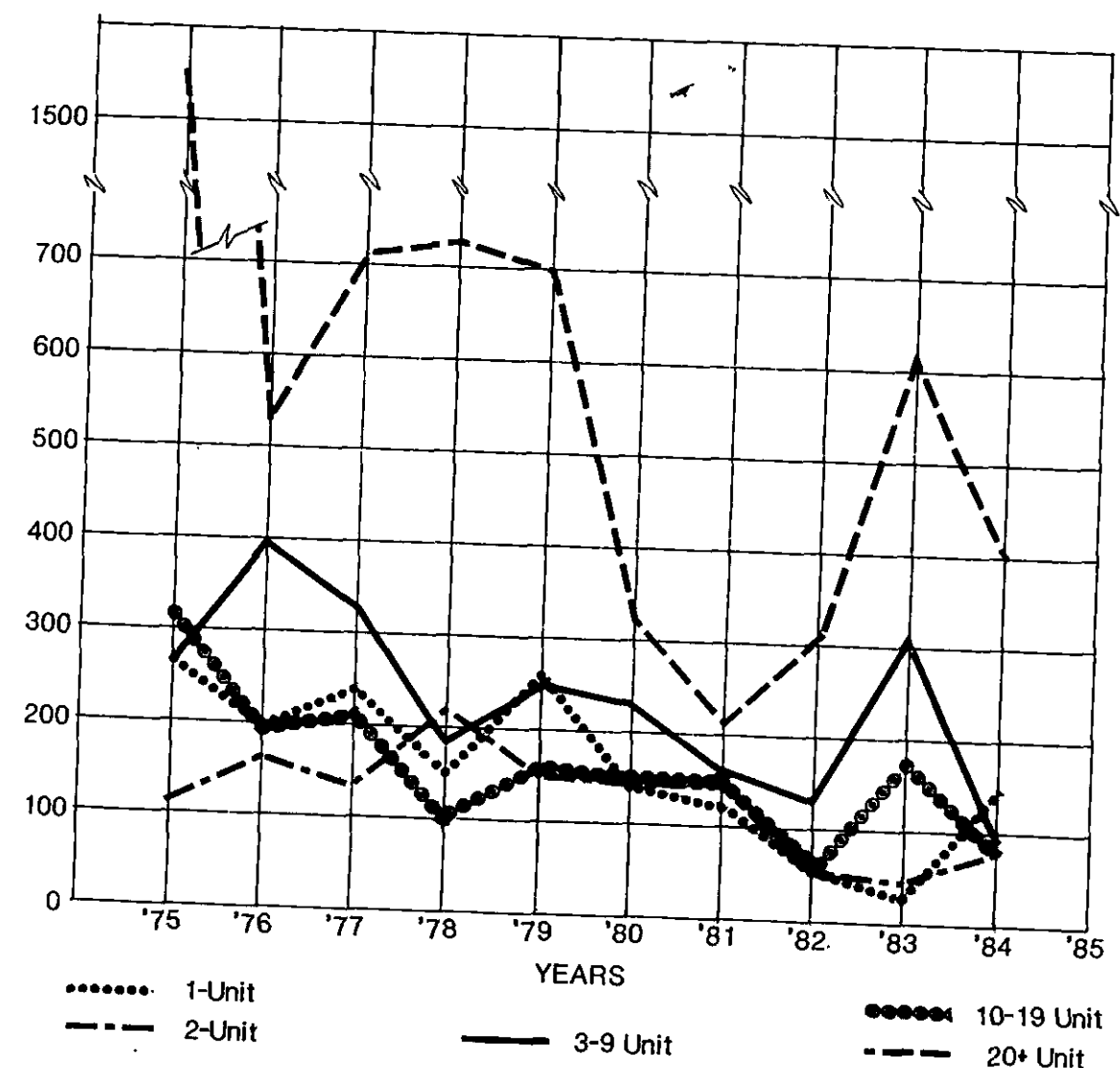
* Housing Information Series 1984 total adjusted to the 1980 U.S. Census.

** 1980 U.S. Census

Figure 5: NEW CONSTRUCTION BY UNIT TYPE BY YEAR 1975-1984

	Total(RP*)	1-Unit	2-Unit	3-9 Unit	10-19 Unit	20+ Unit
1975	2,495	264	110	266	314	1541
1976	1,480	196	162	393	197	531
1977	1,616	239	134	324	209	710
1978	1,375	150	216	183	100	726
1979	1,516	260	150	250	158	698
1980	980	141	142	230	147	320
1981	780	123	142	161	143	211
1982	589	50	56	129	50	304
1983	1,400	30	46	307	175	609
1984	790	144	76	92	77	401

Figure 6: New Construction by Unit Type by Year Chart 1975-1984



III. DISTRICT FINDINGS



The Amelia - 36 Condominiums



Divisadero Heights - 33 Condominiums

A. NEW RESIDENTIAL CONSTRUCTION AREAS: New Construction was concentrated in the Western Addition, Richmond, Northeast, Bayshore and Mission District.

Because of the volume of redevelopment projects, the Western Addition area of the City gained the most residential units in both 1983 and 1984 (Table 12). This is a change from previous years when the majority of new residential development occurred in the northeast sector of the City. In 1984 the Western Addition gained 240 new units, and in 1983 it gained 465 new units (Table 14). Most of this development concentrated along Filmore Street and in Opera Plaza.

As in previous years, the Richmond area continued to gain housing units through infill housing construction: 156 new units in 1984 and 149 units in 1983. The Richmond ranked second in 1984 and fourth in 1983 in the number of units completed compared to the 15 city districts analysed in this report. The northeast district ranked third with 115 units completed in 1984, and fourth in 1983 with 149 units completed.

Other high ranking areas were the South Bayshore Area with 333 new units in 1983, and the Mission with 154 new units in 1983.

B. DEMOLITION AREAS: The Western Addition, Richmond, Downtown, Northeast and South of Market Districts had the most demolitions.

The districts with the most demolitions were: the Western Addition with 24 units in 1984 and 20 units in 1983, the Richmond with 19 units in 1984 and 44 units in 1983, the Downtown with 37 units in 1983, the South of Market area with 20 units in 1983 and 10 units in 1984, and the Northeast area with 44 units in 1983 (Table 17).

C. CONDOMINIUM CONSTRUCTION AREAS: The Western Addition, Richmond, Northeast, Mission and Marina Districts were the most active for condominium construction.

Condominium construction in 1983 and 1984 was distributed primarily among the following four districts: Western Addition gained 471 condominiums in 1983 and 87 in 1984, the Northeast District gained 111 condominiums in 1984 and 62 in 1983, the Richmond gained 118 condominiums in 1983 and 16 in 1984, and the Mission gained 153 condominiums in 1983 (table 20). These four districts accounted for 87 percent of the condominiums built in 1983, and 88 percent of the condominiums built 1984.

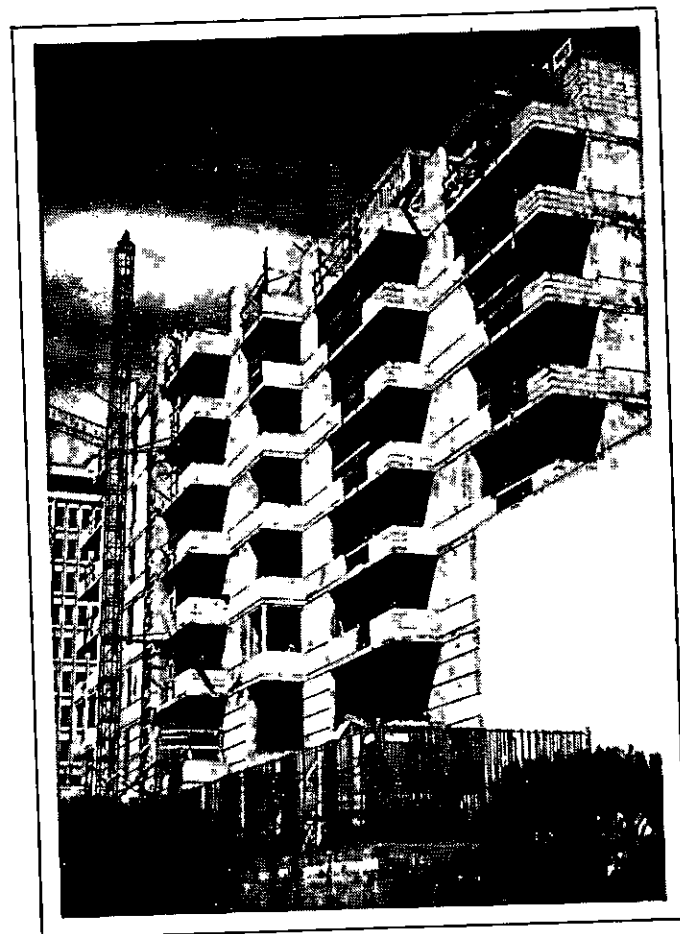
Table 21 is a permanent new addition to the report showing condominium construction by district and structure type. This table shows that most new condominium construction is in major projects with 20 units or more.

D. CONSTRUCTION BY STRUCTURE TYPE: Small multiples (2-9 unit buildings)
Increased in the Richmond District.

Most single family unit construction in 1984 occurred in the eastern section of the City, including 66 units in Potrero Hill, 42 units in the South Bayshore Area, and 18 units in the South Central District (Table 13 and 15). In 1983 most single family unit construction occurred in the Inner Sunset with 28 units, South Central with 28 units, South Bayshore with 9 units, and Ingleside with 9 units.

In 1983 and 1984 the Richmond district ranked first in the number of new 2 to 4 unit buildings constructed. The Richmond also ranked first in the number of new 5 to 9 unit buildings constructed in 1984. In 1983, the South Bayshore and Northeast had the most construction of 5 to 9 unit buildings.

The Western Addition and Northeast ranked first in the construction of 10 to 19 unit buildings in 1984, and in 1983, the South Bayshore and Richmond Districts gained the most units in this category. The areas which gained the most large multi-unit buildings with 20 or more units were the Western Addition and the Richmond in both 1983 and 1984, followed by the Northeast, Mission, and South Bayshore District.

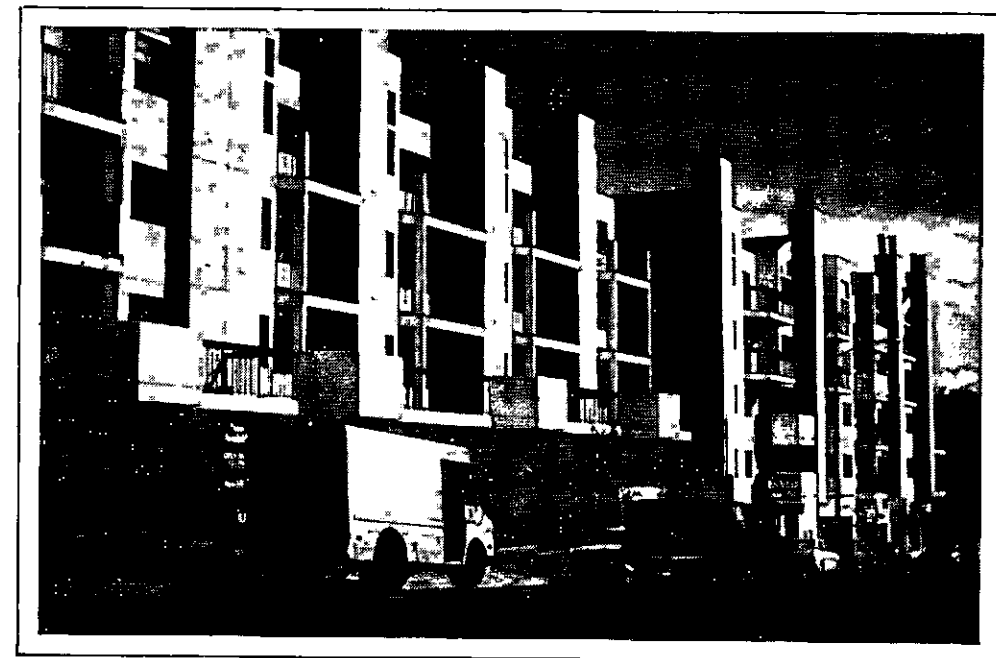


St. Francis Place - 400 Units Under Construction

IV. REGIONAL FINDINGS



Opera Plaza - 450 Condominiums



Enville - 51 Condominiums

A. BAY AREA ANNUAL TOTAL -- Regional residential permit activity increased by 100%.

San Francisco's share of permits issued in the 9 county bay area region dropped from 8% in 1981 and 1982 to 4% in 1983 and 1984. This was due to a major increase in the total number of units authorized for construction in the 9 county Bay Area region which rose from 15,412 units in 1982 to 29,126 in 1983 and 33,295 in 1984. The number of units authorized for construction in San Francisco remained stable at about 1,200 units per year with 1,167 units in 1983 and 1,313 units in 1984 (table 6)*.

As in previous years, in 1984, the following counties had the most number of units authorized for construction: Alameda with 7,601 units (22.8%), Santa Clara with 7,260 units (21.8%), Contra Costa with 6,417 (19.2%), and Sonoma with 5,028 units (15.1%). Together, these four counties accounted for 79% of the total number of units authorized for construction in the 9 county Bay Area region in 1984. Other counties which approved more housing units than San Francisco were San Mateo with 2,009 units and Solano with 1,988 units. Counties approving less housing units than San Francisco were Marin with 989 units and Napa with 690 units.

In 1983, Santa Clara authorized the most number of housing units with 25% of the 9 county Bay Area total, followed by Contra Costa with 22.5%, Alameda with 19.5%, and Sonoma with 12%. As in 1984, these four counties approved the most housing permits (79%) of the total 9 county bay area region.

B. RESIDENTIAL CONSTRUCTION BY STRUCTURE TYPE -- San Francisco produced a high share of the region's multi-unit buildings.

Permits for single family construction in the 9 county Bay Area region accounted for 60% in 1983, and 55% in 1984. Single family housing permits in San Francisco accounted for only .9% of the total number of single family housing permits issued in the 9 county Bay Area region in 1983 and 2.2% in 1984. As in previous years, San Francisco produced only a fraction of the 9 county Bay Area region's single family housing.

In the other hand, San Francisco continues to produce more than its share of the bay area region's multi-unit buildings. Permits for multi-unit buildings in San Francisco accounted for 8.3% of the total number of multi-unit buildings authorized for construction in the 9 county Bay Area in 1983, and 6% in 1984.

* California Construction Trends, Research Department, Security Pacific National Bank.

DISTRICT CHANGES TO THE HOUSING STOCK 1983

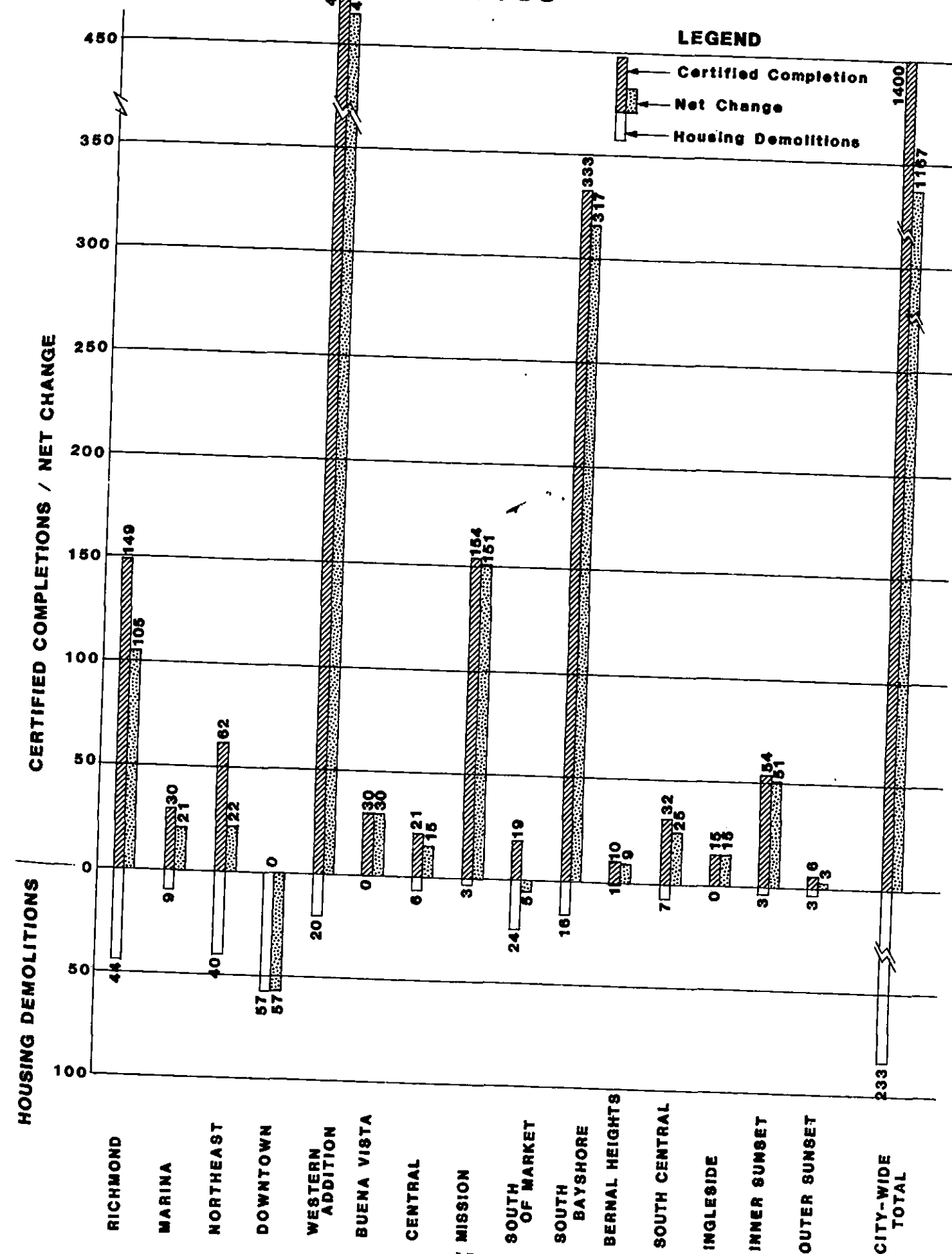
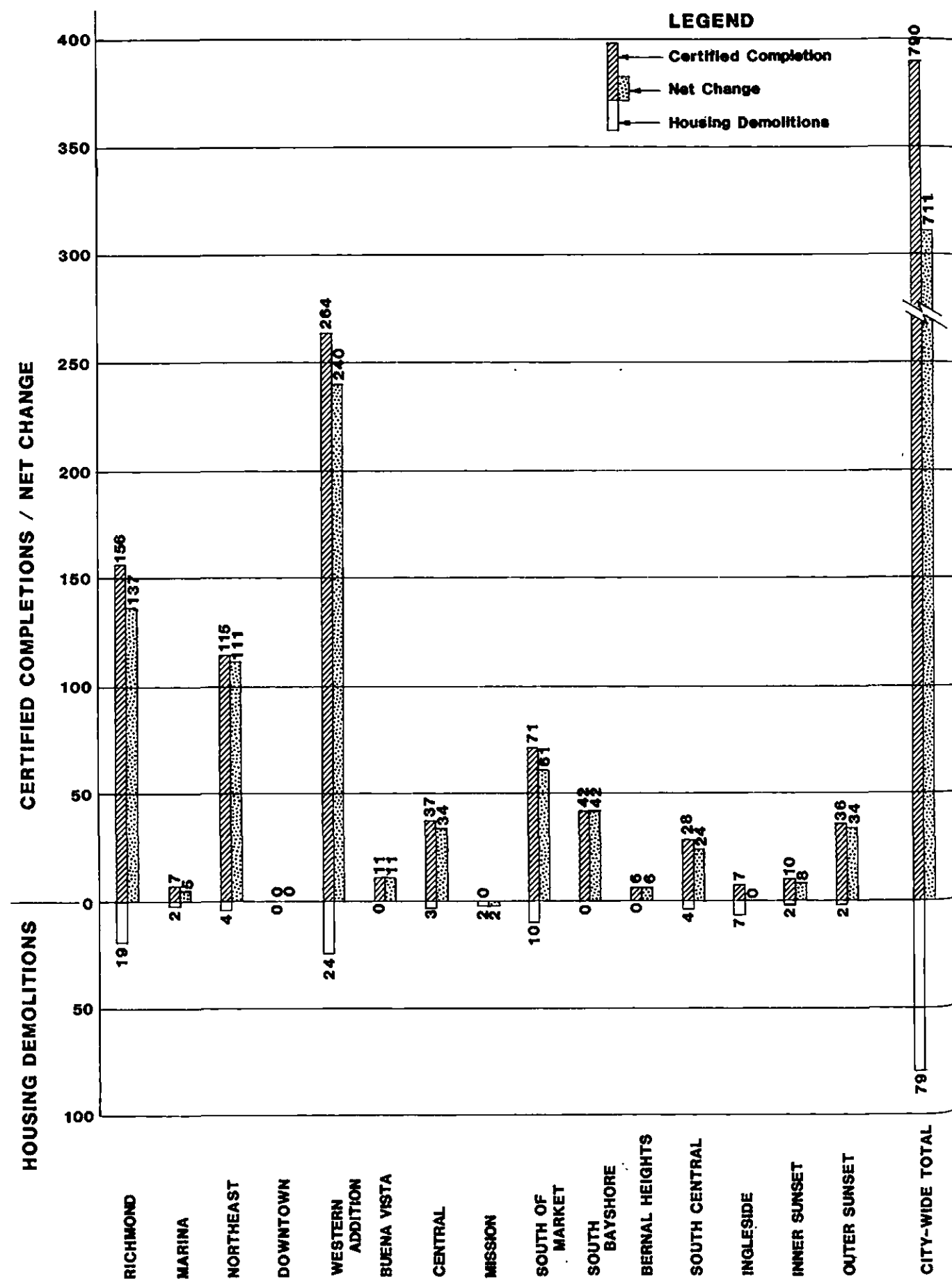


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DISTRICT CHANGES TO THE HOUSING STOCK 1984



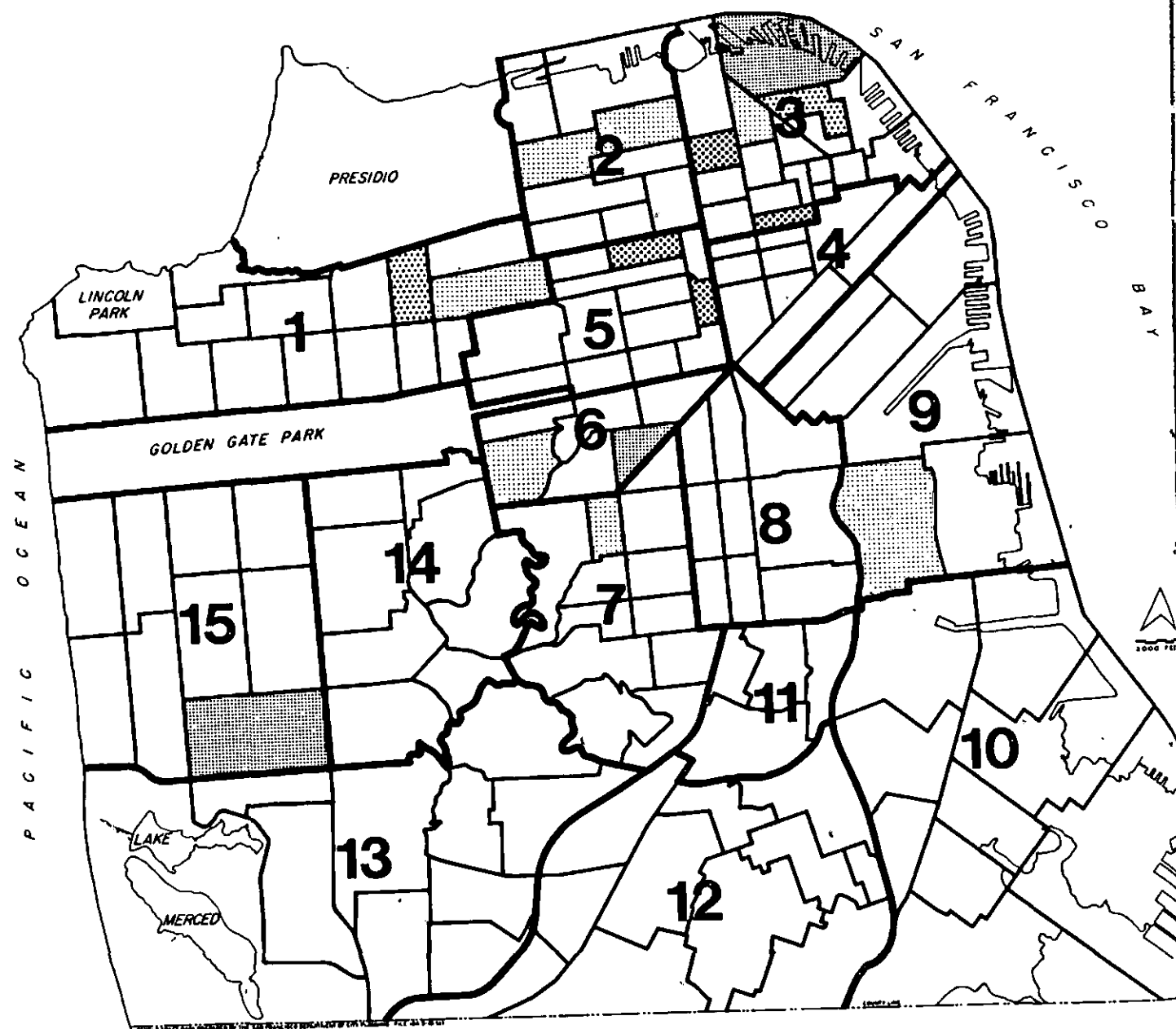
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1984 HOUSING DATA MAPS AND TABLES

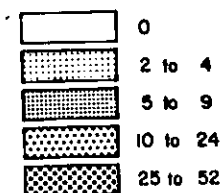


Silver View Terrace - 60 Single Family Units

CONDOMINIUM COMPLETIONS · 1984



HOUSING UNITS



NUMBER OF CENSUS TRACTS

132
7
3
2
4

DIVISIONS

- 1 RICHMOND
- 2 MARINA
- 3 NORTHEAST
- 4 DOWNTOWN
- 5 WESTERN ADDITION
- 6 BUENA VISTA
- 7 CENTRAL
- 8 MISSION
- 9 SOUTH OF MARKET
- 10 SOUTH BAYSHORE
- 11 BERNAL HEIGHTS
- 12 SOUTH CENTRAL
- 13 INGLESIDE
- 14 INNER SUNSET
- 15 OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units, 1984

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	107	107
Two Units	34	68
Three Units	11	33
Four Units	8	32
5-9 Units	4	27
10-19 Units	4	67
20 or More	9	377
Total	177	711

TABLE 2

San Francisco Housing Stock, December, 1984

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110676	34.6
Two Units	35791	11.2
3 to 4 Units	34700	10.9
5 to 9 Units	36506	11.4
10 or More	101914	31.9
Total	319587	100.0

TABLE 3

Housing Units Certified Complete, 1984
by Structure Type

Structure Type	...Structurés...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	144	65.5	144	18.2
Two Units	38	17.3	76	9.6
Three Units	11	5.0	33	4.2
Four Units	8	3.6	32	4.1
5-9 Units	4	1.8	27	3.4
10-19 Units	5	2.3	77	9.7
20 or More	10	4.5	401	50.8
Total	220	100.0	790	100.0

TABLE 4

Housing Units Certified Complete 1984
by Number of Bedrooms

Bedroom Type	All Units	PerCent
Studio	12	1.5
One Bedroom	312	39.5
Two Bedrooms	269	34.1
Three Bedrooms	135	17.1
Four or More	33	4.2
Not Known	31	3.9
Total	790	100.0

TABLE 5

Private and Public Sector Share of Completed Units, 1984

	Number of Units	PerCent	Estimated \$ Costs	
				PerCent
Private Sector	465	58.9	44399153	63.7
Public Sector	325	41.1	25301210	36.3
Redevelopment Agcy	158	20.0	13586441	19.5
Housing Authority	0	0.0	0	0.0
Nonprofit Sponsor	0	0.0	0	0.0
MOHED	167	21.1	11714769	16.8
Citywide Total	790	100.0	69700363	100.0

TABLE 6

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1984

County	Single Family	Multi Family	Total	Estimated \$Cost *	% Single Family of Total
Alameda	3569	4032	7601	569809.0	47.0
Contra Costa	4162	2255	6417	408562.0	64.9
Marin	742	247	989	104594.0	75.0
Napa	372	318	690	60173.0	53.9
San Francisco	409	904	1313	188297.0	31.2
San Mateo	816	1193	2009	216814.0	40.6
Santa Clara	3789	3471	7260	537049.0	52.2
Solano	1306	682	1988	131571.0	65.7
Sonoma	2914	2114	5028	277607.0	58.0
Total	18079	15216	33295	2494476.0	54.3

* Estimated costs in 1,000's \$
Source: 'Construction Reports' Real Estate Research Council
of Northern California & Security Pacific Bank

TABLE 7

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1984

	1984	1983	1982	1981	1980	1979	1978	1977	1975	1974
Total Bay Area	33295	29126	15412	16576	27852	33953	48284	46235	37663	25948
Total Bay Area Minus										
San Francisco	31982	27959	14197	15334	26650	32120	46239	44699	36041	24806
Total San Francisco	1313	1167	1215	1242	1202	1833	2045	1536	1622	1142
Multi Family Bay Area minus San Francisco	14312	11038	5535	5003	8495	7944	21278	11662	8219	5865
Multi Family San Francisco	904	1011	1065	1159	1012	1594	1818	1167	1310	866
Single Family Bay Area minus San Francisco	17670	16921	8662	10331	18155	24176	24961	33037	27822	18941
Single Family San Francisco	409	156	150	83	190	239	227	369	312	276

Source: Ibid 1974- 1984

TABLE 8

Housing Unit Demolitions 1984

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	37	86.0	37	46.8
Two Units	4	9.3	8	10.1
Three Units	0	0.0	0	0.0
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	1	2.3	10	12.7
20 or More	1	2.3	24	30.4
Total	43	100.0	79	100.0

TABLE 9

Demolitions by Public Action by Structure Type , 1984

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	0	0.0	0	0.0
Two Units	0	0.0	0	0.0
Three Units	0	0.0	0	0.0
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	0	0.0	0	0.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1974 - 1984

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as Percent of Total
1984	79	0	0.0
1983	233	0	0.0
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
Total	3114	1583	50.8

TABLE 12
Net Change in Housing Units
Districts in Rank Order
San Francisco, 1984

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	240	33.8
2	1	Richmond	137	19.3
3	3	Northeast	111	15.6
4	9	South of Market	61	8.6
5	10	South Bayshore	42	5.9
6	7	Central	34	4.8
7	15	Outer Sunset	34	4.8
8	12	South Central	24	3.4
9	6	Buena Vista	11	1.5
10	14	Inner Sunset	8	1.1
11	11	Bernal Heights	6	.8
12	2	Marina	5	.7
13	4	Downtown	0	0.0
14	13	Ingleside	0	0.0
15	8	Mission	-2	-.3
Total			711	

TABLE 13
Net Change in Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1984

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South of Market	66	Richmond	50	Richmond	18	Western Addition	27	Western Addition	213
2	South Bayshore	42	Central	18	Outer Sunset	9	Northeast	18	Richmond	84
3	South Central	14	Northeast	15	Marina	0	Central	17	Northeast	80
4	Buena Vista	7	South Central	10	Northeast	0	Outer Sunset	15	Marina	0
5	Bernal Heights	2	Inner Sunset	9	Downtown	0	Richmond	0	Downtown	0
6	Outer Sunset	2	Outer Sunset	8	Western Addition	0	Marina	0	Buena Vista	0
7	Downtown	0	Marina	6	Buena Vista	0	Downtown	0	Central	0
8	Western Addition	0	Ingleside	6	Central	0	Buena Vista	0	Mission	0
9	Mission	0	South of Market	5	Mission	0	Mission	0	South of Market	0
10	Marina	-1	Buena Vista	4	South of Market	0	South Bayshore	0	South Bayshore	0
11	Central	-1	Bernal Heights	4	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
12	Inner Sunset	-1	Downtown	0	Bernal Heights	0	South Central	0	South Central	0
13	Northeast	-2	Western Addition	0	South Central	0	Ingleside	0	Ingleside	0
14	Ingleside	-6	South Bayshore	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0
15	Richmond	-15	Mission	-2	Inner Sunset	0	South of Market	-10	Outer Sunset	0
Total		107		133		27		67		377

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1984

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	264	33.4
2	1	Richmond	156	19.7
3	3	Northeast	115	14.6
4	9	South of Market	71	9.0
5	10	South Bayshore	42	5.3
6	7	Central	37	4.7
7	15	Outer Sunset	36	4.6
8	12	South Central	28	3.5
9	6	Buena Vista	11	1.4
10	14	Inner Sunset	10	1.3
11	2	Marina	7	.9
12	13	Ingleside	7	.9
13	11	Bernal Heights	6	.8
14	4	Downtown	0	0.0
15	8	Mission	0	0.0
Total			790	

TABLE 15
Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1984

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South of Market	66	Richmond	54	Richmond	18	Western Addition	27	Western Addition	237
2	South Bayshore	42	Central	18	Outer Sunset	9	Northeast	18	Richmond	84
3	South Central	18	Northeast	17	Marina	0	Central	17	Northeast	80
4	Buena Vista	7	South Central	10	Northeast	0	Outer Sunset	15	Marina	0
5	Outer Sunset	4	Inner Sunset	9	Downtown	0	Richmond	0	Downtown	0
6	Central	2	Outer Sunset	8	Western Addition	0	Marina	0	Buena Vista	0
7	Bernal Heights	2	Marina	6	Buena Vista	0	Downtown	0	Central	0
8	Marina	1	Ingleside	6	Central	0	Buena Vista	0	Mission	0
9	Ingleside	1	South of Market	5	Mission	0	Mission	0	South of Market	0
10	Inner Sunset	1	Buena Vista	4	South of Market	0	South of Market	0	South Bayshore	0
11	Richmond	0	Bernal Heights	4	South Bayshore	0	South Bayshore	0	Bernal Heights	0
12	Northeast	0	Downtown	0	Bernal Heights	0	Bernal Heights	0	South Central	0
13	Downtown	0	Western Addition	0	South Central	0	South Central	0	Ingleside	0
14	Western Addition	0	Mission	0	Ingleside	0	Ingleside	0	Inner Sunset	0
15	Mission	0	South Bayshore	0	Inner Sunset	0	Inner Sunset	0	Outer Sunset	0
Total		144		141		27		77		401

TABLE 16
Bedroom Size of Completed Units
Districts in Rank Order by Bedroom Size
San Francisco, 1984

Rank	Bedroom Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Western Addition	9	Western Addition	204	Richmond	82	South of Market	36	Richmond	11
2	Central	3	Northeast	52	Northeast	58	Richmond	35	South Central	9
3	Richmond	0	Richmond	26	Western Addition	51	South Bayshore	27	Outer Sunset	8
4	Marina	0	Central	15	Central	17	South Central	10	Inner Sunset	2
5	Northeast	0	Outer Sunset	11	South Bayshore	17	Inner Sunset	7	Marina	1
6	Downtown	0	South Central	2	Outer Sunset	13	Northeast	4	Northeast	1
7	Buena Vista	0	Buena Vista	1	South of Market	8	Ingleside	4	Buena Vista	1
8	Mission	0	Ingleside	1	South Central	7	Marina	3	Downtown	0
9	South of Market	0	Marina	0	Buena Vista	6	Buena Vista	3	Western Addition	0
10	South Bayshore	0	Downtown	0	Bernal Heights	4	Outer Sunset	3	Central	0
11	Bernal Heights	0	Mission	0	Marina	3	Bernal Heights	2	Mission	0
12	South Central	0	South of Market	0	Ingleside	2	Central	1	South of Market	0
13	Ingleside	0	South Bayshore	0	Inner Sunset	1	Downtown	0	South Bayshore	0
14	Inner Sunset	0	Bernal Heights	0	Downtown	0	Western Addition	0	Bernal Heights	0
15	Outer Sunset	0	Inner Sunset	0	Mission	0	Mission	0	Ingleside	0
Total		12		312		269		135		33

TABLE 17
Housing Units Demolished
Districts in Rank Order
San Francisco, 1984

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	24	30.4
2	1	Richmond	19	24.1
3	9	South of Market	10	12.7
4	13	Ingleside	7	8.9
5	3	Northeast	4	5.1
6	12	South Central	4	5.1
7	7	Central	3	3.8
8	2	Marina	2	2.5
9	8	Mission	2	2.5
10	14	Inner Sunset	2	2.5
11	15	Outer Sunset	2	2.5
12	4	Downtown	0	0.0
13	6	Buena Vista	0	0.0
14	10	South Bayshore	0	0.0
15	11	Bernal Heights	0	0.0
Total			79	

TABLE 18
Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1984

Structure Type									
Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
District	Units	District	Units	District	Units	District	Units	District	Units
Richmond	15	Richmond	4	Richmond	0	South of Market	10	Western Addition	24
Ingleside	7	Northeast	2	Marina	0	Richmond	0	Richmond	0
South Central	4	Mission	2	Northeast	0	Marina	0	Marina	0
Central	3	Marina	0	Downtown	0	Northeast	0	Northeast	0
Marina	2	Downtown	0	Western Addition	0	Downtown	0	Downtown	0
Northeast	2	Western Addition	0	Buena Vista	0	Western Addition	0	Buena Vista	0
Inner Sunset	2	Buena Vista	0	Central	0	Buena Vista	0	Central	0
Outer Sunset	2	Central	0	Mission	0	Central	0	Mission	0
Downtown	0	South of Market	0	South of Market	0	Mission	0	South of Market	0
Western Addition	0	South Bayshore	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
Buena Vista	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
Mission	0	South Central	0	South Central	0	South Central	0	South Central	0
South of Market	0	Ingleside	0	Ingleside	0	Ingleside	0	Ingleside	0
South Bayshore	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
Bernal Heights	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
	37		8		0		10		24

TABLE 19
Planning District Trends, 1980 1984

Planning District	Completions Number	%	Demolitions Number	%	Net Change
1 Richmond	713	15.6	144	19.2	569
2 Marina	99	2.2	64	8.5	35
3 Northeast	845	18.5	59	7.9	786
4 Downtown	60	1.3	123	16.4	-63
5 Western Addition	868	19.0	129	17.2	739
6 Buena Vista	116	2.5	2	.3	114
7 Central	270	5.9	17	2.3	253
8 Mission	336	7.4	34	4.5	302
9 South of Market	181	4.0	60	8.0	121
10 South Bayshore	434	9.5	18	2.4	416
11 Bernal Heights	88	1.9	7	.9	81
12 South Central	230	5.0	55	7.3	175
13 Ingleside	119	2.6	12	1.6	107
14 Inner Sunset	145	3.2	17	2.3	128
15 Outer Sunset	67	1.5	8	1.1	59
Total	4571	100.0	749	100.0	3822

Table 19A

Planning District	Annual Net Change for Planning Districts 1974- 1984										
	Annual Net Change										
	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974
Richmond	137	105	44	87	190	53	92	147	67	70	113
Marina	5	21	-5	9	4	13	35	176	-1	154	256
Northeast	111	22	276	274	103	66	217	403	195	132	50
Downtown	0	-57	0	-60	54	-6	0	33	0	0	0
Western Addition	240	465	11	-55	78	285	197	136	32	305	681
Buena Vista	11	30	4	35	31	11	3	21	9	3	-33
Central	34	15	69	40	93	201	58	104	98	385	128
Mission	-2	151	31	18	103	59	44	37	26	9	8
South of Market	61	-5	16	31	-14	271	35	2	-29	-22	243
South Bayshore	42	317	26	16	14	34	235	131	-14	-246	-202
Bernal Heights	6	9	17	26	23	22	33	29	41	17	4
South Central	24	25	18	18	88	135	95	157	64	171	70
Ingleside	0	15	13	37	41	84	51	63	51	830	121
Inner Sunset	8	51	22	4	42	159	80	21	187	162	175
Outer Sunset	34	3	5	12	2	15	26	20	47	86	66
Total	711	1167	547	492	852	1402	1201	1480	773	2056	1680

Table 19b

Citywide Annual Housing Completions, Demolitions & Net Change 1970- 1984			
Year	Completions	Demolition	Net Change
1984	790	79	711
1983	1400	233	1167
1982	589	42	547
1981	780	288	792
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	840
1970	990	730	260
70-84 Cumulative Count	21336	6189	15264

TABLE 20
Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1984

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	3	Northeast	111	45.7
2	5	Western Addition	87	35.8
3	1	Richmond	16	6.6
4	7	Central	10	4.1
5	15	Outer Sunset	9	3.7
6	2	Marina	6	2.5
7	6	Buena Vista	2	.8
8	9	South of Market	2	.8
9	4	Downtown	0	0.0
10	8	Mission	0	0.0
11	10	South Bayshore	0	0.0
12	11	Bernal Heights	0	0.0
13	12	South Central	0	0.0
14	13	Ingleside	0	0.0
15	14	Inner Sunset	0	0.0
Total			243	

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1984
Page 1

TABLE 21
Condominium Units Certified Complete
Districts in Rank Order by Structure Type
San Francisco, 1984

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	0	Northeast	13	Richmond	13	Western Addition	27	Northeast	80
2	Marina	0	Central	10	Outer Sunset	9	Northeast	18	Western Addition	60
3	Northeast	0	Marina	6	Marina	0	Richmond	0	Richmond	0
4	Downtown	0	Richmond	3	Northeast	0	Marina	0	Marina	0
5	Western Addition	0	Buena Vista	2	Downtown	0	Downtown	0	Downtown	0
6	Buena Vista	0	South of Market	2	Western Addition	0	Buena Vista	0	Buena Vista	0
7	Central	0	Downtown	0	Buena Vista	0	Central	0	Central	0
8	Mission	0	Western Addition	0	Central	0	Mission	0	Mission	0
9	South of Market	0	Mission	0	Mission	0	South of Market	0	South of Market	0
10	South Bayshore	0	South Bayshore	0	South of Market	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	0	Bernal Heights	0	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
12	South Central	0	South Central	0	Bernal Heights	0	South Central	0	South Central	0
13	Ingleside	0	Ingleside	0	South Central	0	Ingleside	0	Ingleside	0
14	Inner Sunset	0	Inner Sunset	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Outer Sunset	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		0		36		22		45		140

Number of Structures and Units															
Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
0	0	0	0	0	0	0	0	0	0	1	18	0	0	1	18
-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
0	0	0	0	1	3	0	0	0	0	0	0	2	49	3	52
0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	31
-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
0	0	0	0	0	0	0	0	0	0	0	0	1	35	1	35
0	0	0	0	0	0	0	0	0	0	0	0	1	36	1	36
-1	-1	0	0	1	3	0	0	1	5	0	0	0	0	1	7
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	2	27	1	24	3	51
0	0	0	0	0	0	0	0	0	0	0	0	2	122	2	122
7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
-1	-1	0	0	2	6	0	0	0	0	0	0	0	0	1	5
1	1	2	4	0	0	0	0	0	0	1	17	0	0	4	22
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	4
66	66	1	2	1	3	0	0	0	0	-1	-10	0	0	67	61
5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
37	37	0	0	0	0	0	0	0	0	0	0	0	0	37	37
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1984
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Tot	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
302	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	
303	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
308	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
311	-5	-5	0	0	0	0	0	0	0	0	0	0	0	0	-5	
312	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	
313	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
314	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	
326	-2	-2	3	6	0	0	0	0	0	0	0	0	0	0	1	
328	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	
330	1	1	0	0	0	0	0	0	1	9	0	0	0	0	2	
332	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
351	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	
353	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	
401	-1	-1	0	0	0	0	0	0	2	13	0	0	0	0	1	
402	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	
426	-2	-2	2	4	1	3	0	0	0	0	0	0	0	0	1	
427	-4	-4	0	0	2	6	0	0	0	0	0	0	0	0	-2	
451	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
452	-1	-1	3	6	1	3	0	0	0	0	0	0	0	0	3	
476	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	
477	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	
478	-3	-3	3	6	0	0	0	0	0	0	0	0	0	0	0	
479	-2	-2	2	4	0	0	0	0	0	0	0	0	1	84	1	
TOTALS	107	107	34	68	11	33	8	32	4	27	4	67	9	377	177	

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1984
Page 1

Number of Structures and Units																
Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total		
Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	
0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6	
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4	
0	0	0	0	0	0	0	0	0	0	1	18	0	0	1	18	
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4	
0	0	0	0	1	3	0	0	0	0	0	0	2	49	3	52	
0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	31	
0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2	
1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5	
0	0	0	0	0	0	0	0	0	0	0	0	1	35	1	35	
0	0	0	0	0	0	0	0	0	0	0	0	1	36	1	36	
0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8	
0	0	0	0	0	0	0	0	0	0	0	0	1	20	1	20	
0	0	0	0	0	0	0	0	0	0	2	27	1	24	3	51	
0	0	0	0	0	0	0	0	0	0	0	0	2	122	2	122	
7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2	
0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2	
0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6	
0	0	2	4	0	0	0	0	0	0	1	17	0	0	4	22	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4	
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4	
66	66	1	2	1	3	0	0	0	0	0	0	0	0	1	4	
5	5	0	0	0	0	0	0	0	0	0	0	0	0	68	71	
37	37	0	0	0	0	0	0	0	0	0	0	0	0	5	5	
1	1	0	0	0	0	0	0	0	0	0	0	0	0	37	37	
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4	
0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4	
11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11	
4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4	
0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6	
3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3	
0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7	
0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2	
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
1	1	1	2	0	0	0	0	0	0	0	0	0	0	1	1	
0	0	0	0	0	0	1	4	0	0	0	0	0	0	2	3	
0	0	3	6	0	0	0	0	0	0	0	0	0	0	1	4	
0	0	1	2	0	0	0	0	0	0	0	0	0	0	3	6	
1	1	0	0	0	0	0	0	1	9	0	0	0	0	1	2	
0	0	0	0	0	0	0	0	0	0	1	15	0	0	2	10	
3	3	0	0	0	0	0	0	0	0	0	0	0	0	1	15	
		0	0	0	0	0	0	0	0	0	0	0	0	3	3	

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1984
Page 2

Census Tract	Number of Structures and Units															Tract Tot
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Tot	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units		
401	0	0	0	0	0	0	0	0	2	13	0	0	0	0	2	
402	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	
426	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	
427	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	
451	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	
452	0	0	3	6	1	3	0	0	0	0	0	0	0	0	4	
476	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	
477	0	0	6	12	0	0	0	0	0	0	0	0	0	0	6	
478	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	
479	0	0	2	4	0	0	0	0	0	0	0	0	1	84	3	
TOTALS	144	144	38	76	11	33	8	32	4	27	5	77	10	401	220	

APPENDIX TABLE C

Housing Unit Demolition Census Tract and Structure Type
San Francisco, 1984
Page 1

Number of Structures and Units															
Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
0	0	1	2	0	0	0	0	0	0	0	0	1	24	1	24
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	2
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
1	1	0	0	0	0	0	0	0	0	1	10	0	0	1	10
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	2	0	0	0	0	0	0	0	0	0	0	0	0	1	1
1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	2
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
5	5	0	0	0	0	0	0	0	0	0	0	0	0	1	1
1	1	0	0	0	0	0	0	0	0	0	0	0	0	5	5
2	2	0	0	0	0	0	0	0	0	0	0	0	0	1	1
1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	2
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	2	0	0	0	0	0	0	0	0	0	0	0	0	1	1
4	4	0	0	0	0	0	0	0	0	0	0	0	0	2	2
1	1	1	2	0	0	0	0	0	0	0	0	0	0	4	4
1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	3
0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	1
3	3	0	0	0	0	0	0	0	0	0	0	0	0	1	2
2	2	0	0	0	0	0	0	0	0	0	0	0	0	3	3
37	37	4	8	0	0	0	0	0	0	1	10	1	24	43	79

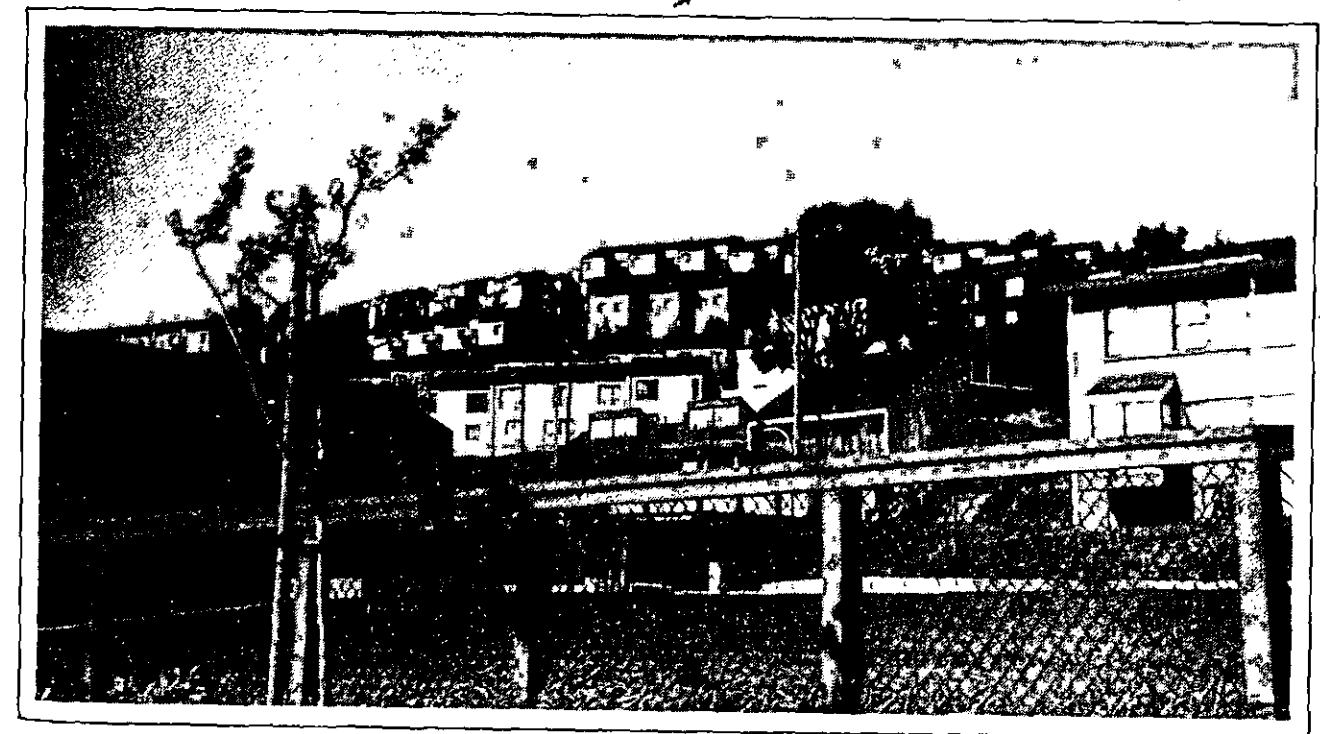
APPENDIX TABLE D

Condominium Units Certified Complete by Census Tract and Structure Type
 San Francisco, 1984
 Page 1

Census Tract	Number of Structures and Units															Tract Totals
	Single Family		2		3		4		5 to 9		10 to 19		20 or More			
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units		
101	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	
103	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	
104	0	0	0	0	0	0	0	0	0	0	1	18	0	0	1	
109	0	0	0	0	1	3	0	0	0	0	0	0	2	49	3	
119	0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	
129	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	
152	0	0	0	0	0	0	0	0	0	0	0	0	1	36	1	
154	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	
160	0	0	0	0	0	0	0	0	0	0	2	27	1	24	3	
171	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	
203	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	
205	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	
227	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	
330	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	
401	0	0	0	0	0	0	0	0	2	13	0	0	0	0	2	
TOTALS	0	0	6	12	4	12	3	12	3	22	3	45	5	140	24	

VI.

1983 HOUSING DATA MAPS AND TABLES



Northridge Cooperative Homes - 301 Units

TABLE 1

Net Change in Housing Structures and Units, 1983

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	30	30
Two Units	23	46
Three Units	11	33
Four Units	11	44
5-9 Units	30	230
10-19 Units	13	175
20 or More	7	609
Total	125	1167

TABLE 2

San Francisco Housing Stock, December, 1983

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110569	34.7
Two Units	35723	11.2
3 to 4 Units	34635	10.9
5 to 9 Units	36479	11.4
10 or More	101470	31.8
Total	318876	100.0

TABLE 3

Housing Units Certified Complete, 1983
by Structure Type

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	91	44.0	91	6.5
Two Units	32	15.5	64	4.6
Three Units	14	6.8	42	3.0
Four Units	13	6.3	52	3.7
5-9 Units	33	15.9	250	17.9
10-19 Units	15	7.2	201	14.4
20 or More	9	4.3	700	50.0
Total	207	100.0	1400	100.0

TABLE 4

Housing Units Certified Complete 1983
by Number of Bedrooms

Bedroom Type	All Units	PerCent
Studio	6	.4
One Bedroom	166	11.9
Two Bedrooms	505	36.1
Three Bedrooms	226	16.1
Four or More	103	7.4
Not Known	393	28.1
Total	1400	100.0

TABLE 5

Private and Public Sector Share of Completed Units, 1983

	Number of Units	PerCent	Estimated \$ Costs	PerCent
Private Sector	541	38.6	49075396	30.6
Public Sector	859	61.4	111350884	69.4
Redevelopment Agcy	859	61.4	111350884	69.4
Housing Authority	0	0.0	0	0.0
Nonprofit Sponsor	0	0.0	0	0.0
MOHED	0	0.0	0	0.0
Citywide Total	1400	100.0	160426280	100.0

TABLE 6

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1983

County	Single Family	Multi Family	Total	Estimated \$Cost *	% Single Family of Total
Alameda	3685	1998	5683	470501.0	64.8
Contra Costa	4588	1968	6556	432288.0	69.9
Marin	363	464	827	107864.0	43.8
Napa	523	315	838	72441.0	62.4
San Francisco	156	1011	1167	175188.0	13.4
San Mateo	677	434	1111	103774.0	60.9
Santa Clara	2968	4337	7305	497493.0	40.6
Solano	1374	746	2120	133466.0	64.8
Sonoma	2743	776	3519	218547.0	77.9
Total	17077	12049	29126	2271562.0	58.6

* Estimated costs in 1,000's \$

Source: 'Construction Reports' Real Estate Research Council
of Northern California & Security Pacific Bank

TABLE 7

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1983

	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974
Total Bay Area	29126	15412	16576	27852	33953	48284	46235	37663	25948	26116
Total Bay Area Minus San Francisco	27959	14197	15334	26650	32120	46239	44699	36041	24806	24730
Total San Francisco	1167	1215	1242	1202	1833	2045	1536	1622	1142	1386
Multi Family Bay Area minus San Francisco	11038	5535	5003	8495	7944	21278	11662	8219	5865	7664
Multi Family San Francisco	1011	1065	1159	1012	1594	1818	1167	1310	866	1163
Single Family Bay Area minus San Francisco	16921	8662	10331	18155	24176	24961	33037	27822	18941	17066
Single Family San Francisco	156	150	83	190	239	227	369	312	276	223

Source: Ibid 1974- 1983

TABLE 8

Housing Unit Demolitions 1983

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	61	74.4	61	26.2
Two Units	9	11.0	18	7.7
Three Units	3	3.7	9	3.9
Four Units	2	2.4	8	3.4
5-9 Units	3	3.7	20	8.6
10-19 Units	2	2.4	26	11.2
20 or More	2	2.4	91	39.1
Total	82	100.0	233	100.0

TABLE 9

Demolitions by Public Action by Structure Type, 1983

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	0	0.0	0	0.0
Two Units	0	0.0	0	0.0
Three Units	0	0.0	0	0.0
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	0	0.0	0	0.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1973 - 1983

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as Percent of Total
1983	233	0	0.0
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
Total	3960	2230	56.3

TABLE 12
Net Change in Housing Units
Districts in Rank Order
San Francisco, 1983

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	465	39.8
2	10	South Bayshore	317	27.2
3	8	Mission	151	12.9
4	1	Richmond	105	9.0
5	14	Inner Sunset	51	4.4
6	6	Buena Vista	30	2.6
7	12	South Central	25	2.1
8	3	Northeast	22	1.9
9	2	Marina	21	1.8
10	7	Central	15	1.3
11	13	Ingleside	15	1.3
12	11	Bernal Heights	9	.8
13	15	Outer Sunset	3	.3
14	9	South of Market	-5	-1.4
15	4	Downtown	-57	-4.9
Total			1167	

TABLE 13
Net Change in Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1983

Structure Type									
Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
District	Units	District	Units	District	Units	District	Units	District	Units
Inner Sunset	27	Richmond	32	South Bayshore	150	South Bayshore	86	Western Addition	450
South Central	23	South Bayshore	32	Northeast	29	Mission	34	Richmond	110
Ingleside	9	Buena Vista	25	Mission	23	Northeast	26	Mission	96
Buena Vista	5	Inner Sunset	16	Central	18	Marina	17	South Bayshore	44
South Bayshore	5	South of Market	14	Western Addition	9	Western Addition	12	Marina	0
Bernal Heights	5	Northeast	5	Inner Sunset	8	Richmond	0	Buena Vista	0
Marina	0	Bernal Heights	4	Marina	7	Downtown	0	Central	0
Western Addition	0	Outer Sunset	4	Ingleside	6	Buena Vista	0	South of Market	0
Mission	0	South Central	2	Downtown	0	Central	0	Bernal Heights	0
Outer Sunset	-1	Downtown	0	Buena Vista	0	South of Market	0	South Central	0
Northeast	-2	Central	0	Bernal Heights	0	Bernal Heights	0	Ingleside	0
Downtown	-2	Ingleside	0	South Central	0	South Central	0	Inner Sunset	0
Central	-3	Mission	-2	Outer Sunset	0	Ingleside	0	Outer Sunset	0
South of Market	-4	Marina	-3	Richmond	-5	Inner Sunset	0	Northeast	-36
Richmond	-32	Western Addition	-6	South of Market	-15	Outer Sunset	0	Downtown	-55
	30		123		230		175		609

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1983

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	485	34.6
2	10	South Bayshore	333	23.8
3	8	Mission	154	11.0
4	1	Richmond	149	10.6
5	3	Northeast	62	4.4
6	14	Inner Sunset	54	3.9
7	12	South Central	32	2.3
8	2	Marina	30	2.1
9	6	Buena Vista	30	2.1
10	7	Central	21	1.5
11	9	South of Market	19	1.4
12	13	Ingleside	15	1.1
13	11	Bernal Heights	10	.7
14	15	Outer Sunset	6	.4
15	4	Downtown	0	0.0
Total			1400	

TABLE 15
Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1983

Structure Type									
Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
District	Units	District	Units	District	Units	District	Units	District	Units
South Central	28	Richmond	38	South Bayshore	150	South Bayshore	98	Western Addition	450
Inner Sunset	28	South Bayshore	32	Northeast	29	Mission	34	Richmond	110
South Bayshore	9	Buena Vista	25	Mission	23	Northeast	26	Mission	96
Ingleside	9	South of Market	18	Central	18	Western Addition	26	South Bayshore	44
Bernal Heights	6	Inner Sunset	18	Western Addition	9	Marina	17	Marina	0
Buena Vista	5	Northeast	7	Inner Sunset	8	Richmond	0	Northeast	0
Marina	2	Outer Sunset	6	Marina	7	Downtown	0	Downtown	0
Richmond	1	Marina	4	Ingleside	6	Buena Vista	0	Buena Vista	0
Central	1	Bernal Heights	4	Richmond	0	Central	0	Central	0
Mission	1	South Central	4	Downtown	0	South of Market	0	South of Market	0
South of Market	1	Central	2	Buena Vista	0	Bernal Heights	0	Bernal Heights	0
Northeast	0	Downtown	0	South of Market	0	South Central	0	South Central	0
Downtown	0	Western Addition	0	Bernal Heights	0	Ingleside	0	Ingleside	0
Western Addition	0	Mission	0	South Central	0	Inner Sunset	0	Inner Sunset	0
Outer Sunset	0	Ingleside	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
	91		158		250		201		700

TABLE 16
Bedroom Size of Completed Units
Districts in Rank Order by Bedroom Size
San Francisco, 1983

Rank	Bedroom Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Marina	4	Western Addition	96	Western Addition	311	South Bayshore	75	South Bayshore	48
2	South Central	2	South Bayshore	55	South Bayshore	105	Western Addition	51	Inner Sunset	17
3	Richmond	0	Marina	6	Buena Vista	23	Inner Sunset	23	Western Addition	13
4	Northeast	0	Richmond	4	Central	13	South Central	18	South Central	12
5	Downtown	0	South of Market	2	Richmond	12	Richmond	13	Richmond	7
6	Western Addition	0	Inner Sunset	2	Inner Sunset	12	Central	8	Marina	2
7	Buena Vista	0	Buena Vista	1	Marina	11	South of Market	8	Ingleside	2
8	Central	0	Northeast	0	Ingleside	6	Marina	7	Mission	1
9	Mission	0	Downtown	0	South of Market	5	Ingleside	7	Bernal Heights	1
10	South of Market	0	Central	0	Northeast	3	Bernal Heights	6	Northeast	0
11	South Bayshore	0	Mission	0	Bernal Heights	3	Buena Vista	5	Downtown	0
12	Bernal Heights	0	Bernal Heights	0	Outer Sunset	1	Outer Sunset	5	Buena Vista	0
13	Ingleside	0	South Central	0	Downtown	0	Northeast	0	Central	0
14	Inner Sunset	0	Ingleside	0	Mission	0	Downtown	0	South of Market	0
15	Outer Sunset	0	Outer Sunset	0	South Central	0	Mission	0	Outer Sunset	0
Total		6		166		505		226		103

TABLE 17
Housing Units Demolished
Districts in Rank Order
San Francisco, 1983

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	4	Downtown	57	24.5
2	1	Richmond	44	18.9
3	3	Northeast	40	17.2
4	9	South of Market	24	10.3
5	5	Western Addition	20	8.6
6	10	South Bayshore	16	6.9
7	2	Marina	9	3.9
8	12	South Central	7	3.0
9	7	Central	6	2.6
10	8	Mission	3	1.3
11	14	Inner Sunset	3	1.3
12	15	Outer Sunset	3	1.3
13	11	Bernal Heights	1	.4
14	6	Buena Vista	0	0.0
15	13	Ingleside	0	0.0
Total			233	

TABLE 18
Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1983

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	33	Marina	7	South of Market	15	Western Addition	14	Downtown	55
2	South of Market	5	Richmond	6	Richmond	5	South Bayshore	12	Northeast	36
3	South Central	5	Western Addition	6	Marina	0	Richmond	0	Richmond	0
4	Central	4	South of Market	4	Northeast	0	Marina	0	Marina	0
5	South Bayshore	4	Northeast	2	Downtown	0	Northeast	0	Western Addition	0
6	Marina	2	Central	2	Western Addition	0	Downtown	0	Buena Vista	0
7	Northeast	2	Mission	2	Buena Vista	0	Buena Vista	0	Central	0
8	Downtown	2	South Central	2	Central	0	Central	0	Mission	0
9	Mission	1	Inner Sunset	2	Mission	0	Mission	0	South of Market	0
10	Bernal Heights	1	Outer Sunset	2	South Bayshore	0	South of Market	0	South Bayshore	0
11	Inner Sunset	1	Downtown	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Outer Sunset	1	Buena Vista	0	South Central	0	South Central	0	South Central	0
13	Western Addition	0	South Bayshore	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Buena Vista	0	Bernal Heights	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Ingleside	0	Ingleside	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		61		35		20		26		91

TABLE 19
Planning District Trends, 1980 1983

Planning District	Completions Number	%	Demolitions Number	%	Net Change
1 Richmond	557	14.7	125	18.7	432
2 Marina	92	2.4	62	9.3	30
3 Northeast	730	19.3	55	8.2	675
4 Downtown	60	1.6	123	18.4	-63
5 Western Addition	604	16.0	105	15.7	499
6 Buena Vista	105	2.8	2	.3	103
7 Central	233	6.2	14	2.1	219
8 Mission	336	8.9	32	4.8	304
9 South of Market	110	2.9	50	7.5	60
10 South Bayshore	392	10.4	18	2.7	374
11 Bernal Heights	82	2.2	7	1.0	75
12 South Central	202	5.3	51	7.6	151
13 Ingleside	112	3.0	5	.7	107
14 Inner Sunset	135	3.6	15	2.2	120
15 Outer Sunset	31	.8	6	.9	25
Total	3781	100.0	670	100.0	3111

Table 19a

Annual Net Change for Planning Districts 1973- 1983											
Planning District	Annual Net Change										
	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973
Richmond	105	44	87	190	53	92	147	67	70	113	237
Marina	21	-5	9	4	13	35	176	-1	154	256	56
Northeast	22	276	274	103	66	217	403	195	132	50	108
Downtown	-57	0	-60	54	-6	0	33	0	0	0	-1
Western Addition	465	11	-55	78	285	197	136	32	305	681	-353
Buena Vista	30	4	35	31	11	3	21	9	3	-33	-34
Central	15	69	40	93	201	58	104	98	385	128	525
Mission	151	31	18	103	59	44	37	26	9	8	116
South of Market	-5	16	31	-14	271	35	2	-29	-22	243	-50
South Bayshore	317	26	16	14	34	235	131	-14	-246	-202	-75
Bernal Heights	9	17	26	23	22	33	29	41	17	4	7
South Central	25	18	18	88	135	95	157	64	171	70	58
Ingleside	15	13	37	41	84	51	63	51	830	121	2
Inner Sunset	51	22	4	42	159	80	21	187	162	175	17
Outer Sunset	3	5	12	2	15	26	20	47	86	66	40
Total	1167	547	492	852	1402	1201	1480	773	2056	1680	653

Table 19b

Citywide Annual Housing Completions, Demolitions & Net Change 1970- 1983			
Year	Completions	Demolition	Net Change
1983	1400	233	1167
1982	589	42	547
1981	780	288	792
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	840
1970	990	730	260
70-83 Cumulative Count	20546	6110	14553

TABLE 20
Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1983

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	471	51.1
2	8	Mission	153	16.6
3	1	Richmond	118	12.8
4	3	Northeast	62	6.7
5	2	Marina	28	3.0
6	6	Buena Vista	25	2.7
7	7	Central	20	2.2
8	9	South of Market	18	2.0
9	14	Inner Sunset	16	1.7
10	13	Ingleside	6	.7
11	11	Bernal Heights	4	.4
12	4	Downtown	0	0.0
13	10	South Bayshore	0	0.0
14	12	South Central	0	0.0
15	15	Outer Sunset	0	0.0
Total			921	

TABLE 21
Condominium Units Certified Complete
Districts in Rank Order by Structure Type
San Francisco, 1983

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	0	Buena Vista	25	Northeast	29	Mission	34	Western Addition	450
2	Marina	0	South of Market	18	Mission	23	Northeast	26	Richmond	110
3	Northeast	0	Richmond	8	Central	18	Marina	17	Mission	96
4	Downtown	0	Inner Sunset	8	Western Addition	9	Western Addition	12	Marina	0
5	Western Addition	0	Northeast	7	Inner Sunset	8	Richmond	0	Northeast	0
6	Buena Vista	0	Marina	4	Marina	7	Downtown	0	Downtown	0
7	Central	0	Bernal Heights	4	Ingleside	6	Buena Vista	0	Buena Vista	0
8	Mission	0	Central	2	Richmond	0	Central	0	Central	0
9	South of Market	0	Downtown	0	Downtown	0	South of Market	0	South of Market	0
10	South Bayshore	0	Western Addition	0	Buena Vista	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	0	Mission	0	South of Market	0	Bernal Heights	0	Bernal Heights	0
12	South Central	0	South Bayshore	0	South Bayshore	0	South Central	0	South Central	0
13	Ingleside	0	South Central	0	Bernal Heights	0	Ingleside	0	Ingleside	0
14	Inner Sunset	0	Ingleside	0	South Central	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		0		76		100		89		656

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1983
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
103	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
104	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
108	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
109	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
111	0	0	0	0	0	0	0	0	0	0	0	0	-1	-36	-1	-36
116	0	0	0	0	0	0	1	4	3	22	2	26	0	0	6	52
123	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
125	0	0	0	0	0	0	0	0	0	0	0	0	-1	-55	-1	-55
126	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
131	0	0	0	0	-1	-3	-1	-4	0	0	0	0	0	0	-2	-7
132	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
134	-1	-1	0	0	0	0	0	0	0	0	1	17	0	0	0	16
154	0	0	0	0	0	0	0	0	-1	-5	0	0	0	0	-1	-5
158	0	0	0	0	-1	-3	0	0	1	9	1	12	0	0	1	18
160	0	0	0	0	0	0	0	0	0	0	0	0	1	450	1	450
163	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
167	3	3	0	0	0	0	1	4	0	0	0	0	0	0	4	7
168	2	2	0	0	7	21	0	0	0	0	0	0	0	0	9	23
178	-1	-1	0	0	0	0	-1	-4	-1	-6	0	0	0	0	-3	-11
180	-1	-1	0	0	0	0	0	0	-1	-9	0	0	0	0	-2	-10
202	0	0	0	0	0	0	0	0	3	23	2	34	4	96	9	153
204	-1	-1	1	2	0	0	0	0	3	18	0	0	0	0	3	19
212	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
215	-2	-2	-1	-2	0	0	0	0	0	0	0	0	0	0	-3	-4
216	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	-2	-2	9	18	0	0	0	0	0	0	0	0	0	0	7	16
229	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
230	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
231	7	7	0	0	0	0	8	32	19	150	8	98	2	44	44	331
233	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
234	0	0	0	0	0	0	0	0	0	0	-1	-12	0	0	-1	-12
251	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
252	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
254	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
256	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
259	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
260	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
261	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
263	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1983
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
264	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
302	1	1	1	2	0	0	2	8	1	8	0	0	0	0	5	19
303	25	25	3	6	0	0	0	0	0	0	0	0	0	0	28	31
304	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
309	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
310	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
312	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
314	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
326	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
327	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
352	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
401	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
402	-1	-1	2	4	0	0	0	0	0	0	0	0	0	0	1	3
426	-5	-5	1	2	0	0	0	0	0	0	0	0	0	0	-4	-3
427	-8	-8	0	0	2	6	0	0	0	0	0	0	0	0	-6	-2
452	-2	-2	-1	-2	1	3	0	0	0	0	0	0	0	0	-2	-1
476	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
477	-6	-6	1	2	2	6	1	4	0	0	0	0	0	0	-2	6
478	-4	-4	1	2	1	3	0	0	0	0	0	0	0	0	-2	1
479	-4	-4	0	0	0	0	0	0	0	0	0	0	2	110	-2	106
TOTALS	30	30	23	46	11	33	11	44	30	230	13	175	7	609	125	1167

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1983
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
108	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
109	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
116	0	0	0	0	0	0	1	4	3	22	2	26	0	0	6	52
126	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
132	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
134	0	0	0	0	0	0	0	0	0	0	1	17	0	0	1	17
155	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
158	0	0	0	0	0	0	0	0	1	9	1	12	0	0	2	21
160	0	0	0	0	0	0	0	0	0	0	0	0	1	450	1	450
167	3	3	0	0	0	0	1	4	0	0	0	0	0	0	4	7
168	2	2	0	0	7	21	0	0	0	0	0	0	0	0	9	23
202	0	0	0	0	0	0	0	0	3	23	2	34	4	96	9	153
204	0	0	1	2	0	0	0	0	3	18	0	0	0	0	4	20
210	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
216	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	1	1	9	18	0	0	0	0	0	0	0	0	0	0	10	19
230	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
231	7	7	0	0	0	0	8	32	19	150	8	98	2	44	44	331
251	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
252	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
254	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
256	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
259	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
260	5	5	2	4	0	0	0	0	0	0	0	0	0	0	7	9
261	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
264	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
302	1	1	1	2	0	0	2	8	1	8	0	0	0	0	5	19
303	26	26	4	8	0	0	0	0	0	0	0	0	0	0	30	34
304	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
309	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
310	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
312	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
314	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
326	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
352	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
402	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
426	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
427	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1983
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
452	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
477	0	0	1	2	2	6	1	4	0	0	0	0	0	0	4	12
478	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
479	0	0	0	0	0	0	0	0	0	0	0	0	2	110	2	110
610	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTALS	91	91	32	64	14	42	13	52	33	250	15	201	9	700	207	1400

APPENDIX E

A NOTE ON THE AUTOMATION OF THE HOUSING INVENTORY REPORT

The Housing Inventory report offers a rare opportunity to compare not only pre-automation production of a report with its computer generated version, in terms of time and cost savings, but allows comparison between first and later generation machines in their performance.

Until 1976, the annual report was entirely produced by hand. The tabulation of the data, once collected, required, in itself, an estimated three person months to prepare the draft versions of the tables. These, then, had to be typed and proof-read, a process requiring three person weeks of clerical time. In all, manual preparation of the tables included in the report required, including the collection of data, approximately four to five months. Given the difficulties that manual tabulation presented, few new ways to present the data were considered, and changes to the format of the report were not encouraged. Furthermore, the data was not available for any further process of interpretation without extensive manual processing.

In 1976, the Department acquired its first desk-top computer, a Hewlett-Packard 9830 system. Although not a micro-processor based machine, it was considered the state-of-the-art in the area between advanced calculators and mini-computers. For the first time, computing services became available to the Department in an accessible and flexible form. Until this machine arrived, any request for computing services was necessarily referred to the complex and cumbersome process of the centralized systems development of City Hall's EDP services. This process, time consuming and costly, was, for budgetary reasons, usually unavailable for projects such as the Housing Inventory report. (In fact, when the request for the new equipment was being heard by the EDP Priorities Committee, the predecessor of EISPC, it was supported by Director of Data Processing Henry Nanjo as being the most effective means for research oriented computing to proceed.)

By comparison with its successor, the first computer was indeed primitive. It possessed a very small memory for both programs and data (16,000 bytes or 8,000 words) and was a challenge to program. Nevertheless, the first report to be computerized was the Housing Inventory report in 1977. Although memory limitations restricted the way in which the data was stored (and made it difficult to use in subsequent applications), the report was fully committed to the computer and for the first time, except for the entry of data, all tabulation and printing operations were automated.

The time required for tabulation and printing of the report was reduced dramatically. Entering data for the year required about a person week. Once in, the data was processed into tabular form and the tables were printed as desired. However, each table required attention from an operator because of the printing medium used, a typewriter specially fitted for and connected to the computer. Special paper had to be used for the large appendix tables and then they had to be reduced for reproduction by the City Hall Reproduction Bureau. All told, the time necessary to produce the tabulation was approximately four hours. This reduction amounted to a virtual sixteen fold

reduction in the time required (640 person hours, moderate estimate) for the manual method. Even given the investment in programming time, the reduction in person hours was redeemed in the first year of operation. The system produced all reports from 1975 through 1982, a total of eight reports.

In 1981 the HP9830 system was declared obsolete, and a replacement had to be found by 1984. The decision to continue with HP systems was based on the excellent performance of the system to be replaced and of the familiarity of the staff with HP operating systems and language, as well as the possibility of transferring earlier data files to the newer system. In February, 1984, a new HP9836 system was installed. In power, it greatly exceeded the older system. For example, the memory available to the user, a measure of capacity, was increased from 16,000 bytes to nearly 300,000 bytes, a nearly eighteen fold factor. This permitted a radical restructuring of the information stored for the housing inventory report and a much more versatile use of the data. A new printer eliminated the need for paper handling, present with the prior system.

Although data entry remains the slowest part of the process, unchanged from the earlier system, the tables are now produced in about twenty-five minutes, and no special intervention is necessary for their reproduction.

While the factor of time reduction from the first to the second generation computer is not as dramatic as the transition from manual to computer, it is still an appreciable eightfold factor. Furthermore, the operator need not be present while the tables are being produced. A further advantage of the new system is the availability of the data in "image" form (the form in which the data appears on the original source material) which allows even greater opportunities for extracting further information from the raw source, impossible to do in the manual system, and difficult in the first generation computer. Thus, future housing inventory reports may contain additional tables reflecting even greater use of available information. The speed of production will now permit housing inventory reports to be available as soon as data entry is completed. The computer also possesses graphic capabilities not available in the earlier system which will be explored for graphic presentation and mapping purposes in future reports. It is possible that all graphs, charts and maps may be produced directly from the data entered in the machine without the intervention of specialized staff.

We are also in the process of seeking to computerize more of our data gathering functions. Presently, our data on units certified complete and demolitions is obtained manually from the Bureau of Building Inspection (BBI) inspector job cards. We would like to obtain this information directly from BBI computer files. A programming proposal for 1985-86 funding has been prepared for this purpose.